



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2301105

Applicant Name: Mark Travers

Address of Proposal: 1624 SW Holden Street

SUMMARY OF PROPOSED ACTION

Master Use Permit to divide one parcel into two parcels of land. Proposed parcel sizes are: A) 7,175.2 square feet and B) 5,023.9 square feet.

The following approval is required:

Short Subdivision - to divide one parcel into two parcels of land.
(SMC Chapter 23.24)

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading, or demolition,
or another agency with jurisdiction.

BACKGROUND DATA

Site Description

The 12,199 square foot site is located in a Single Family (SF 5000) zone on SW Holden Street. The site is approximately 3 blocks east of Delridge Way SW. Vehicle access to the site is via an alley. Holden Street is paved with curbs and sidewalks. On street parking is allowed.

Area Development

Zoning in the immediate vicinity is Residential, Single Family (SF5000). One lot away is a small Neighborhood Commercial Zone (NC1-30).

Proposal Description

The applicant proposes to subdivide the subject parcel into 2 lots: Proposed lot areas are:
A) 7,175.2 square feet and B) 5,023.9 square feet.

Public Comments

No comments were received during the official public comment period which ended April 2, 2003.

ANALYSIS - SHORT SUBDIVISION - Short Subdivision – Review Checklist

SMC [23.24.020](#) Content of application.

Applications for approval of a short subdivision shall include the following:

- A. ☒ Plat of the proposed short subdivision containing standard survey data;
- B. ☒ Vicinity map on which shall be indicated the property to be subdivided;
- C. ☒ Plot plan, as appropriate, showing the location and dimensions of existing buildings in relation to the proposed short subdivision;
- D. ☒ Legal descriptions of the property to be subdivided and of all proposed lots or divisions;
- E. ☒ Name and address of owner(s) of the tract;
- F. ☒ Location of existing roadways, sanitary sewer, storm drain and water mains, if any, together with proposed street improvements; and
- G. ☒ Specific location and description of all trees at least six (6) inches in diameter measured four and one-half (4 ½) feet above the ground, with species indicated.

SMC 23.24.030 Content of short subdivision.

- A. Every short plat of a short subdivision filed for record must contain:
1. ☒ A certificate giving a full correct description of the lands divided as they appear on the short plat, including a statement that the short subdivision has been made with the free consent and in accordance with the desires of the owner or owners.
 2. N/A If the short plat includes a dedication, the certificate or a separate written instrument of dedication shall contain the dedication of all streets and other areas to the public, an individual or individuals, religious society or societies or to any corporation, public or private, as shown on the short plat and a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of the road.
 3. N/A Roads not dedicated to the public must be clearly marked on the face of the short plat.
 4. N/A All short plats containing a proposed dedication must be accompanied by a title report confirming that the title of the lands as described and shown on the short plat is in the name of the owner signing the certificate or instrument of dedication.
- B. ☒ The certificate and instrument of dedication shall be signed and acknowledged before a notary public by all parties having any ownership interest in the land subdivided and shall be recorded as part of the final plat. Any dedication, donation, or grant as shown on the face of the short plat shall be considered to all intents and purposes as a quitclaim deed to the donee or donees, grantee or grantees for his, her or their use for the purpose intended by the donors or grantors.

SMC 23.24.035 Access.

- A. ☒ Every short plat shall include adequate provision for dedication of drainage ways, streets, alleys, easements, slope rights, parks and other public open spaces for general purposes as may be required to protect the public health, safety and welfare.
- B. ☒ Protective improvements and easements to maintain the improvements shall be dedicated at the discretion of the City.

- C. ☒ Convenient pedestrian and vehicular access to every lot by way of a dedicated street or permanent appurtenant easement shall be required.
- D. Access to new lots shall be from a dedicated street, unless the Director determines that the following conditions exist, and permits access by a permanent private easement:
1. N/A Access by easement would not compromise the goals of the Land Use Code to provide for adequate light, air and usable open space between structures; and
 2. N/A The dedication and improvement of a street is not necessary or desirable to facilitate adequate water supply for domestic water purposes or for fire protection, or to facilitate adequate storm drainage; and
 3. N/A The dedication and improvement of a street is not necessary or desirable in order to provide on-street parking for overflow conditions; and
 4. N/A No potential safety hazards would result from multiple access points between existing and future developments onto a roadway without curbs and with limited sight lines; and
 5. N/A There is identifiable access for the public and for emergency vehicles; and
 6. N/A There is no potential for extending the street system.
- E. ☒ Dedicated streets and alleys shall meet the requirements of Chapter [23.53](#) and the Street Improvement Manual. Easements shall meet the requirements of Section [23.53.025](#).

Criteria Review – Short Subdivisions

- A. The Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant condition or deny a short plat.
1. Conformance to the applicable Land Use Code provisions (including street improvement requirements);
 - ☒ Zoning review approved.
 - ☒ Development standards of underlying zone (including Overlays).

- ☒ Chapter [23.53](#) Streets and Alleys
 - ☒ Chapter [23.54](#) Parking and Access
 - ☐ Zoning review approved with conditions or corrections.
2. Adequacy of access for vehicles, utilities and fire protection, as provided in Section [23.53.005](#);
- ☒ Fire Marshal's Office approved.
 - ☐ Fire Marshal's Office approved with conditions.
 - ☒ Seattle City Light review approved.
 - ☐ Seattle City Light requires easement.
3. Adequacy of drainage, water supply, and sanitary sewage disposal;
- ☒ Drainage review approved.
 - ☐ Drainage review approved with conditions.
 - ☒ Seattle Public Utilities Water Availability Certificate (WAC) approved. WAC number 30-0255.
 - ☐ Seattle Public Utilities requirements for WAC approval.
4. Whether the public use and interests are served by permitting the proposed division of land;
- N/A Department of Parks and Recreation approved.
 - ☐ Department of Parks and Recreation approved with conditions.
 - N/A Department of Neighborhoods (landmark sites or Districts) approved.
 - ☐ Department of Neighborhoods (landmark sites or Districts) approved with conditions.
 - ☒ Building Plans Examiner review and approval.
 - ☐ Building Plans Examiner approval with conditions.
 - ☒ The proposal meets all applicable criteria for approval of a short plat as discussed in the analysis and decision, therefore meets this criterion.
5. Conformance to the applicable provisions of SMC Section [25.09.240](#) , short subdivision and subdivisions in environmentally critical areas;

- ☒ Site not located in a riparian corridor buffer, wetland, wetland buffer or steep slope.
- ☐ Site exempt from ECA Ordinance (SMC [25.09.040](#)).

6. Is designed to maximize the retention of existing trees;

- ☒ Site does not contain trees at least 6-inches in diameter measured 4-½ feet above the ground.
- ☒ Site does not contain Exceptional Trees as defined in Director's Rule [6-2001](#).
- ☒ The short subdivision meets the applicable provisions of SMC [25.11](#).
- ☐ A tree preservation plan is required.

SMC 23.24.060 Redivision procedure.

- ☒ Within a five (5) year period following the filing of a short subdivision in accordance with the provisions of Chapter [23.22](#), property within that short subdivision may not be further divided through the short subdivision process if it would result in more than a total of nine (9) lots. However, any revision of the lot lines of an approved short subdivision in which the total number of lots is not increased shall not be considered a further division, and shall be approved or disapproved in the manner prescribed in Chapter [23.28](#).

SUMMARY – SHORT SUBDIVISION

The lots to be created by this short subdivision will meet all minimum standards of the SF 5000 zone set forth in the Land Use Code. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. Drainage control is required. A public combined sewer (PS) is SW Holden Street is available for sanitary discharge from either proposed parcel. Stormwater discharge from new construction on either proposed parcel may be through the curb, if on exists, to the public storm drain (PSD) in SW Holden, or to an onsite infiltration system if soil conditions allow. Because the PSD discharges to Longfellow Creek, discharge through the curb or to the PSD will require detention of stormwater runoff.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. The lot areas of each parcel shall be shown on the recording documents.
2. Submit the recording fee and final recording forms for approval.

Prior to Issuance of any Building Permit

3. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short plat to any future building plans.
4. Submit a drainage control plan for DCLU review. A public combined sewer (PS) in SW Holden Street is available for sanitary discharge from either proposed parcels. Stormwater discharge from new construction on either proposed parcel may be through the curb, if one exists, to the public storm drain (PSD) in SW Holden, or to an onsite infiltration system if soil conditions allow. Because the PSD discharges to Longfellow Creek, discharge through the curb or to the PSD will require detention of stormwater runoff.

Signature: (signature on file) Date: June 12, 2003
Holly J. Godard, Land Use Planner
Department of Design, Construction and
Land Use

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